137.0	0003	0009.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,254,500	/	1,254,500
USE VALUE:	1,254,500	/	1,254,500
ASSESSED:	1,254,500	/	1,254,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		STONY BROOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BONARDI DANIEL M & ALEXANDRA
Owner 2:	
Owner 3:	
Street 1:	11 STONY BROOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FORGIE JAMES -
Owner 2:	-
Street 1:	11 STONY BROOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .395 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Exterior and 3348 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	17203.000	405,400	6,600	842,500	1,254,500
Total Card	0.395	405,400	6,600	842,500	1,254,500
Total Parcel	0.395	405,400	6,600	842,500	1,254,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.70 | /Parcel: 374.70

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	88069
GIS Ref	
GIS Ref	
Insp Date	09/01/17

!10627!

PREVIOUS ASSESSMENT

Parcel ID 137.0-0003-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	405,400	6600	17,203.	842,500	1,254,500		Year end	12/23/2021
2021	101	FV	390,300	6600	17,203.	842,500	1,239,400		Year End Roll	12/10/2020
2020	101	FV	390,300	6600	17,203.	842,500	1,239,400	1,239,400	Year End Roll	12/18/2019
2019	101	FV	304,200	6900	17,203.	889,300	1,200,400	1,200,400	Year End Roll	1/3/2019
2018	101	FV	307,600	6900	17,203.	655,300	969,800	969,800	Year End Roll	12/20/2017
2017	101	FV	307,600	6900	17,203.	627,200	941,700	941,700	Year End Roll	1/3/2017
2016	101	FV	307,600	6900	17,203.	580,400	894,900	894,900	Year End	1/4/2016
2015	101	FV	306,100	7100	17,203.	486,800	800,000	800,000	Year End Roll	12/11/2014

PRINT	
Date	Time
12/30/21	11:03:36

LAST REV	
Date	Time
01/23/18	11:17:05
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10627

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FORGIE JAMES,	57693-223		10/21/2011		757,500	No	No		
	8840-203		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	88069
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/1994	356		25,000					ADD TO KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	Meas/Inspect	HS	Hanne S
7/2/2012	Measured	JBS	JOHN S
1/24/2012	MLS	EMK	Ellen K
11/14/2008	Meas/Inspect	355	PATRIOT
11/5/1999	Meas/Inspect	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		17203		Sq. Ft.	Site		0	90.	0.54	10									842,476						842,500	

Total AC/HA:	0.39493	Total SF/SM:	17203	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	842,476	Spl Credit		Total:	842,500

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	26 - Wood		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth	1	Rating:	Fair
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.12043011
Const Adj.:	0.99989998
Adj $ / SQ:	112.032
Other Features:	112174
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	498031
Depreciation:	92634
Depreciated Total:	405397

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	9	4	
Totals			
0			

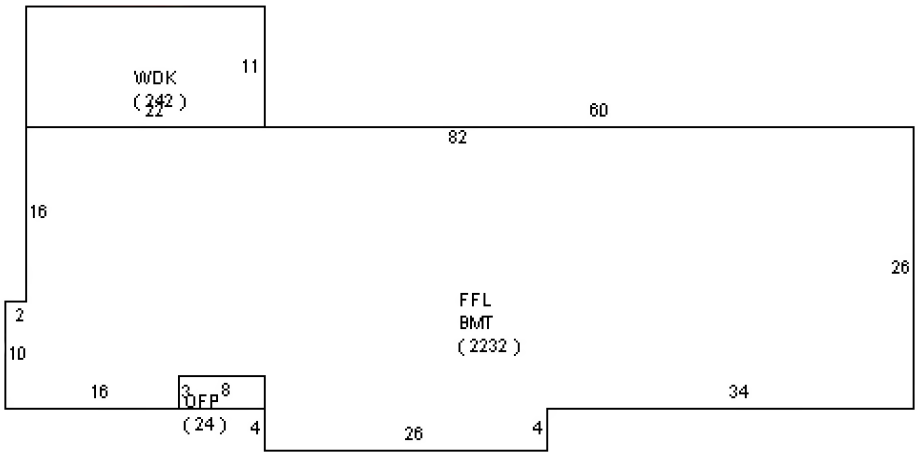
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	123.23
Special Features:	0	Val/Su Net:	85.71
Final Total:	405400	Val/Su SzAd	181.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,232	38.990	87,019
FFL	First Floor	2,232	112.030	250,055
WDK	Deck	242	10.130	2,452
OFP	Open Porch	24	44.000	1,056

Net Sketched Area:	4,730			Total:	340,582
Size Ad	2232	Gross Area	4730	FinArea	3348

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

137.0-0003-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						
10	Pool-Conc.	D	Y	1	14X34	A	AV	1975	21.26	T	35.2	101			6,600			6,600

More:	N	Total Yard Items:	6,600	Total Special Featues:	
				Total:	6,600

IMAGE

AssessPro Patriot Properties, Inc